

Alameda Reuse and Redevelopment Authority

Memorandum

To: Honorable Chair and
Members of the Alameda Reuse and Redevelopment Authority

From: John A. Russo
Executive Director

Date: January 4, 2012

Re: Authorize the Executive Director to Execute an Amendment to an Agreement with Carlson Barbee & Gibson for Civil Engineering and Surveying Consulting Services for Alameda Point Extending the Term for 24 Months and Adding \$74,400 to the Budget

BACKGROUND

Carlson Barbee & Gibson, Inc. (CBG) has provided civil engineering and surveying consulting services for the redevelopment of the Naval Air Station Alameda (Alameda Point) on behalf of the Alameda Reuse and Redevelopment Authority (ARRA) and the ARRA's previous master developers for over ten years. CBG worked for the ARRA directly during the ARRA's previous predevelopment effort in 2004-2006 and was retained most recently by the ARRA in November 2010 to assist the ARRA in its current efforts. CBG maintains invaluable knowledge of the Alameda Point property and the infrastructure challenges faced by the site from its past experience working for the previous master developer, Alameda Point Community Partners (APCP), and for the ARRA.

CBG was founded in 1989 and is a premier engineering firm in Northern California that consists of over 40 professionals. The firm concentrates its efforts and expertise on providing civil engineering services on mixed-use, residential, commercial and institutional development, and redevelopment projects. CBG's project experience is diverse and includes the design and planning of many challenging urban and redevelopment projects including Mare Island and Vallejo Waterfront in Vallejo, East Garrison and The Dunes project at Fort Ord in Monterey, and Bay Meadows redevelopment in San Mateo.

CBG's most recent original contract with the ARRA was executed on November 5, 2010, for \$60,000 and was amended on April 18, 2011, to extend the term, and then again on July 5, 2011, to add \$10,000. The current total contract amount is \$70,000, which expires December 31, 2011. This proposed fourth amendment to the contract will add another \$74,400 to the contract amount for a proposed total contract amount of \$144,400, and extend the term for another 24 months. The original contract and amendments are on file with the City Clerk.

DISCUSSION

As described above, CBG has provided civil engineering and surveying services for the previous redevelopment efforts for Alameda Point. CBG provided services for both of the past master developers, and was also part of the consultant team that assisted the ARRA with the preparation of the 2006 Preliminary Development Concept.

CBG has reviewed and developed a thorough understanding of the existing constraints and all of the previous infrastructure studies prepared for the Navy and ARRA. More specifically, CBG has been responsible for preparing the flood protection concepts, infrastructure master plans and construction cost estimates for the past efforts. CBG's most recent services to the ARRA have included a variety of planning, property disposition, and engineering tasks that have built upon their extensive site knowledge and their previous work conducted for APCP and the ARRA. These recent tasks have included:

- Preparing infrastructure concepts to support recent land use plan discussions and confirm compliance with current regulations;
- Developing various phasing schemes and preparing infrastructure cost estimates to assist with analyzing the financial feasibility of land use planning concepts and discussions;
- Presenting and explaining the backbone infrastructure costs at the May 2011 infrastructure cost and financial feasibility webinar;
- Assisting the ARRA with responding to technical information requests for the Lawrence Berkeley National Lab Second Campus Request for Qualifications;
- Developing property transfer exhibits to support the preparation of a draft exchange agreement with State Lands; and
- Analyzing and assisting the ARRA and City with coordinating the infrastructure systems required for the adjacent Veterans Affairs (VA) project.

The proposed amendment will include the following additional services:

1. **Navy Conveyance.** CBG will provide surveying services to support the phased conveyance of Alameda Point from the United States Navy to the ARRA, including finalizing the boundaries of each phase, preparing legal descriptions and plats, and attending relevant meetings (\$13,900 funded by the ARRA).
2. **State Lands Exchange.** CBG will provide surveying support to the ARRA in executing the State Lands Exchange Agreement and first closing including finalizing the exact boundaries of the exchange areas, preparing legal

descriptions and plats for the entire property and phased transfer areas, and attending technical meetings with State Lands (\$38,000 funded by the ARRA).

3. **Miscellaneous Tasks.** CBG will provide engineering support to the ARRA on miscellaneous tasks over the next several months as it finalizes and commences implementation of its disposition and development strategy (\$12,500 funded by the ARRA).
4. **VA Project.** CBG will provide engineering support to the Public Works Department in coordinating with the VA's engineers and reviewing the VA's engineering concepts and plans, as necessary (\$10,000 funded through VA cost recovery).

It is recommended that the CBG contract be amended to add \$74,400 to the budget for a total contract amount of \$144,400, and extend the term for another 24 months. The ARRA will fund \$64,400 of the budget, while the \$10,000 in estimated services for the VA Project will be funded by the VA through cost recovery.

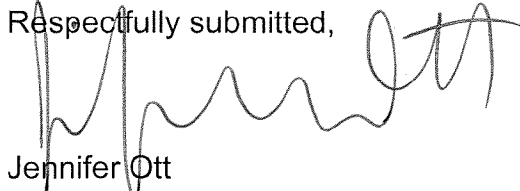
FINANCIAL IMPACT

Funds for Alameda Point civil engineering and surveying services outlined above in Tasks #1 through #3 will come from the ARRA budget (fund 858 Division 819099), while Task #4 outlined above (VA Project) will come from direct cost recovery funded by the VA.

RECOMMENDATION

Authorize the Executive Director to execute an amendment to the agreement with CBG for civil engineering and surveying consulting services for Alameda Point extending the term for 24 months and adding \$74,400 to the budget.

Respectfully submitted,



Jennifer Ott
Chief Operating Officer – Alameda Point

JO:rv